

**United States Bankruptcy Court  
Central District of California  
Santa Ana  
Judge Scott Clarkson, Presiding  
Courtroom 5C Calendar**

**Thursday, January 19, 2017**

**Hearing Room**

**5C**

10:00 AM

**8:16-15182 Ramon Linares**

**Chapter 7**

**#0.10**

Motion for relief from stay [Unlawful Detainer]

Yolanta Swiatek, Trustee Of The Swiatek Family Trust vs. DEBTOR  
(Motion filed 12/29/16)

**[RE: 2808 W. 5th Street, #2, Santa Ana, CA 92703]**

Docket 7

**\*\*\* VACATED \*\*\* REASON: OFF CALENDAR - ORDER and notice of  
dismissal for failure to file schedules, statements, and/or plan ENTERED 1-  
10-17 - [Docket No. 9]**

**Tentative Ruling:**

- NONE LISTED -

<b>Party Information</b>
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**Debtor(s):**

Ramon Linares

Pro Se

**Trustee(s):**

Karen S Naylor (TR)

Pro Se

**United States Bankruptcy Court  
Central District of California  
Santa Ana  
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Courtroom 5C Calendar**

**Thursday, January 19, 2017**

**Hearing Room**

**5C**

11:00 AM

**8:07-11443 Transact Inc**

**Chapter 7**

Adv#: 8:08-01001 Transact Inc et al v. Frank D'Errico Living Trust et al

**#1.00**

Hearing RE: Status Conference And Requiring Briefing On Each Issue On  
Remand  
(Set per Order Entered 11/15/16)

Docket 510

**Tentative Ruling:**

- NONE LISTED -

<b>Party Information</b>
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**Debtor(s):**

Transact Inc

Represented By  
Alexander W Tucker - SUSPENDED -  
Craig J Beauchamp

**Defendant(s):**

Does 1 To 50, Inclusive

Represented By  
David Brian Lally

Anthony D'Errico

Represented By  
David Brian Lally  
Steven R Cameron - SUSPENDED -  
Daniel J Kessler

Deborah Medeiros

Pro Se

Robert Hall

Represented By  
David Brian Lally  
Harland L Burge

Frank D'Errico Living Trust

Represented By  
David Brian Lally  
Steven R Cameron - SUSPENDED -  
Daniel J Kessler

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Judge Scott Clarkson, Presiding  
Courtroom 5C Calendar**

**Thursday, January 19, 2017**

**Hearing Room**

**5C**

11:00 AM

**CONT... Transact Inc**

**Chapter 7**

Frank D'Errico

Represented By  
David Brian Lally  
Steven R Cameron - SUSPENDED -  
Daniel J Kessler

RHFD Pebble Inc

Represented By  
Michael W Johnson - INACTIVE -  
Daniel J Kessler

**Plaintiff(s):**

Allan W Reumont

Represented By  
Robert N Ives

Transact Inc

Represented By  
Alexander W Tucker - SUSPENDED -  
Leonard M Shulman  
Robert E Huttenhoff

**Trustee(s):**

John M Wolfe (TR)

Represented By  
John M Wolfe  
Leonard M Shulman  
Robert E Huttenhoff

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**Thursday, January 19, 2017**

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**5C**

11:00 AM

**8:15-10721 American Spectrum Realty Inc., a Maryland Corporat**

**Chapter 11**

**#2.00**

CONT'D Hearing RE: Debtor's Omnibus Motion For Order Disallowing Certain  
Claims Filed Against The Debtor's Estate  
(Motion filed 4/7/16)

**[SET NO. ONE (1)]**

Claim No. 70	Ohio Commerce Center TIC Owners, 1-13 and 15-28)	\$1,059,848.11
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FR: 7-21-16; 10-13-16; 12-15-16

Docket 646

**\*\*\* VACATED \*\*\* REASON: CONTINUED TO MARCH 16, 2017 AT  
11:00 A.M. PER ORDER ENTERED 1-9-17 - [Docket No. 1406]**

**Tentative Ruling:**

- NONE LISTED -

<b>Party Information</b>
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**Debtor(s):**

American Spectrum Realty Inc., a

Represented By  
Robert E Opera  
Peter W Lianides  
Andrew B Levin

**Movant(s):**

American Spectrum Realty Inc., a

Represented By  
Robert E Opera  
Peter W Lianides  
Andrew B Levin

**United States Bankruptcy Court  
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**Thursday, January 19, 2017**

**Hearing Room**

**5C**

11:00 AM

**8:15-10721 American Spectrum Realty Inc., a Maryland Corporat**

**Chapter 11**

**#3.00**

CONTINUED Hearing RE: Debtor's Omnibus Motion For Order Disallowing  
Certain Claims Filed Against The Debtor's Estate  
(Motion filed 4/7/16)

**[SET NO. ONE (1)]**

Claim No. 68 Seasons at Vacaville Investors, LLC \$448,522.20

FR: 7-21-16; 10-13-16; 12-15-16

Docket 646

**\*\*\* VACATED \*\*\* REASON: CONTINUED TO MARCH 16, 2017 AT  
11:00 A.M. PER ORDER ENTERED 1-9-17 - [Docket No. 1405]**

**Tentative Ruling:**

- NONE LISTED -

<b>Party Information</b>
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**Debtor(s):**

American Spectrum Realty Inc., a

Represented By  
Robert E Opera  
Peter W Lianides  
Andrew B Levin

**Movant(s):**

American Spectrum Realty Inc., a

Represented By  
Robert E Opera  
Peter W Lianides  
Andrew B Levin

**United States Bankruptcy Court  
Central District of California  
Santa Ana  
Judge Scott Clarkson, Presiding  
Courtroom 5C Calendar**

**Thursday, January 19, 2017**

**Hearing Room**

**5C**

11:00 AM

**8:15-10721 American Spectrum Realty Inc., a Maryland Corporat**

**Chapter 11**

**#4.00**

CONT'D Hearing RE: Debtor's Omnibus Motion For Order Disallowing Certain Claims Filed Against The Debtor's Estate:  
(Motion filed 4/7/16)

**SET NO. TWO (2)**

Claim No. 80

Patrick D. Barrett

\$35,000.00

FR: 8-4-16; 11-17-16; 11-30-16; 12-15-16

Docket 659

**\*\*\* VACATED \*\*\* REASON: CONTINUED TO MARCH 9, 2017 AT  
11:00 A.M. PER ORDER ENTERED 1-3-17- [Docket No. 1389]**

**Tentative Ruling:**

- NONE LISTED -

<b>Party Information</b>
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**Debtor(s):**

American Spectrum Realty Inc., a

Represented By  
Robert E Opera  
Peter W Lianides  
Andrew B Levin

**Movant(s):**

American Spectrum Realty Inc., a

Represented By  
Robert E Opera  
Peter W Lianides  
Andrew B Levin

**United States Bankruptcy Court  
Central District of California  
Santa Ana  
Judge Scott Clarkson, Presiding  
Courtroom 5B Calendar**

**Thursday, January 19, 2017**

**Hearing Room**

**5B**

11:00 AM

**8:15-10721 American Spectrum Realty Inc., a Maryland Corporat**

**Chapter 11**

**#5.00**

Hearing RE: Debtor's Motion For Order Disallowing Claim  
(Motion filed 12/8/16)

Claim No. 245-1 Texas Comptroller Of Puplic Accounts

Docket 1355

**Tentative Ruling:**

Tentative for 1/19/17 is to GRANT.

Note: This matter appears to be uncontested. Accordingly, no court appearance by Movant is required. Should an opposing party file a late opposition or appear at the hearing, the court will determine whether further hearing is required and Movant will be so notified.

Movant to lodge an order within seven (7) days.

<b>Party Information</b>
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**Debtor(s):**

American Spectrum Realty Inc., a

Represented By  
Robert E Opera  
Peter W Lianides  
Andrew B Levin

**United States Bankruptcy Court  
Central District of California  
Santa Ana  
Judge Scott Clarkson, Presiding  
Courtroom 5C Calendar**

**Thursday, January 19, 2017**

**Hearing Room**

**5C**

11:00 AM

**8:15-10721 American Spectrum Realty Inc., a Maryland Corporat**

**Chapter 11**

**#6.00**

Hearing RE: Debtor's Motion For Order Disallowing Claims  
(Motion filed 12/8/16)

Claim 239-1 Earthlink Business Fdba Deltacom

Claim 246-1 Earthlink Business Fdba Deltacom

Docket 1357

**Tentative Ruling:**

Tentative for 1/19/17 is to GRANT.

Note: This matter appears to be uncontested. Accordingly, no court appearance by Movant is required. Should an opposing party file a late opposition or appear at the hearing, the court will determine whether further hearing is required and Movant will be so notified.

Movant to lodge an order within seven (7) days.

<b>Party Information</b>
--------------------------

**Debtor(s):**

American Spectrum Realty Inc., a

Represented By  
Robert E Opera  
Peter W Lianides  
Andrew B Levin



**United States Bankruptcy Court  
Central District of California  
Santa Ana  
Judge Scott Clarkson, Presiding  
Courtroom 5C Calendar**

**Thursday, January 19, 2017**

**Hearing Room**

**5C**

11:00 AM

**8:15-10721 American Spectrum Realty Inc., a Maryland Corporat**

**Chapter 11**

**#7.00**

Hearing RE: Debtor's Motion For Order Disallowing Claims  
(Motion filed 12/9/16)

Claim 240-1 Ohio Bureau Of Workers

Claim 241-1 Ohio Bureau Of Workers

Claim 242-1 Ohio Bureau Of Workers

Claim 243-1 Ohio Bureau Of Workers

Docket 1360

**\*\*\* VACATED \*\*\* REASON: CONTINUED TO MARCH 9, 2017 AT  
11:00 A.M. PER ORDER APPROVING STIPULATION ENTERED 12-28-  
16 [Docket No. 1381]**

**Tentative Ruling:**

- NONE LISTED -

<b>Party Information</b>
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**Debtor(s):**

American Spectrum Realty Inc., a

Represented By  
Robert E Opera  
Peter W Lianides  
Andrew B Levin

**United States Bankruptcy Court  
Central District of California  
Santa Ana  
Judge Scott Clarkson, Presiding  
Courtroom 5C Calendar**

**Thursday, January 19, 2017**

**Hearing Room**

**5C**

11:00 AM

**8:15-10721 American Spectrum Realty Inc., a Maryland Corporat**

**Chapter 11**

**#7.10**

Hearing RE: Motion For Determination That Gus Anthony Eppolito, Jr., Is Bound By The Court's Bar Date Order, And Is Barred From Continuing To Prosecute Action Against The Debtor  
(Motion filed 12/28/16)

Docket 1378

**Tentative Ruling:**

Tentative for 1/19/2017:

None listed.

<b>Party Information</b>
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**Debtor(s):**

American Spectrum Realty Inc., a

Represented By  
Robert E Opera  
Peter W Lianides  
Andrew B Levin

**United States Bankruptcy Court  
Central District of California  
Santa Ana  
Judge Scott Clarkson, Presiding  
Courtroom 5C Calendar**

**Thursday, January 19, 2017**

**Hearing Room**

**5C**

11:00 AM

**8:16-12856 Michael Edward Favreau**

**Chapter 11**

**#8.00**

CONT'D JOINT STATUS CONFERENCE Hearing RE: (1) Case Management  
Conference And (2) Requiring Status Report  
(Petition filed 7/7/16)

**[Jointly Administered with:]**

**[Case No. 8:16-bk-12879-SC, Favreau's Custom Woodworking]**

FR: 9-1-16; 11-17-16; 12-1-16

Docket 0

**Tentative Ruling:**

Tentative for 1/19/2017:

None listed.

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Tentative for 12/1/2016:

The Court has reviewed the status report filed on 11/17/16 [Dk. 138], and will  
CONTINUE the status conference hearing to 1/19/17 at 11:00 a.m. to  
coincide with the hearing on the Debtor's Disclosure Statement.

Appearances excused.

\*\*\*\*\*

Tentative for 9/1/16 is to set the following dates/deadlines, which are equally  
applicable to the jointly administered case of Favreau's Custom  
Woodworking, Inc., Case No. 8:16-bk-12879-SC:

1. Deadline to file proofs of claims: October 30, 2016, with the notice to  
be served by no later than September 8, 2016.
2. Deadline to file a plan or disclosure statement: November 1, 2016.

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**Thursday, January 19, 2017**

**Hearing Room**

**5C**

11:00 AM

**CONT... Michael Edward Favreau**

**Chapter 11**

3. A continued status conference: November 17, 2016 at 11:00 a.m. A status report is due 14 days in advance.

The failure to timely comply with any of the above dates/deadlines may result in the imposition of monetary or non-monetary sanctions, including dismissal or conversion of the case.

<b>Party Information</b>
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**Debtor(s):**

Michael Edward Favreau

Represented By  
Robert P Goe

**United States Bankruptcy Court  
Central District of California  
Santa Ana  
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**Thursday, January 19, 2017**

**Hearing Room**

**5C**

11:00 AM

**8:16-12856 Michael Edward Favreau**

**Chapter 11**

**#9.00**

Hearing RE: Debtors' Disclosure Statement In Support Of Debtors' Joint Chapter 11 Plan Of Reorganization.  
(Motion filed 12/9/16)

Docket 150

**Tentative Ruling:**

Tentative for 1/19/2017:

None listed.

<b>Party Information</b>
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**Debtor(s):**

Michael Edward Favreau

Represented By  
Robert P Goe

**United States Bankruptcy Court  
Central District of California  
Santa Ana  
Judge Scott Clarkson, Presiding  
Courtroom 5C Calendar**

**Thursday, January 19, 2017**

**Hearing Room**

**5C**

11:00 AM

**8:16-14957 Victor Lamarr James**

**Chapter 11**

**#10.00**

STATUS CONFERENCE Hearing RE: (1) Case Management Conference And  
(2) Requiring Status Report  
(Petition filed 12/5/16)

Docket 0

**Tentative Ruling:**

Tentative for 1/19/17:

The Court is in receipt of the Debtor's late-filed status conference report. The report was due on 1/5/17 pursuant to the order entered 12/7/16 [Dk. 5], however it was filed a week late on 1/12/17 [Dk. 47] without explanation. Further, the report [Dk. 47] and accompanying declaration [Dk. 48] do not provide a line-item budget as required by the order entered 12/7/16 [Dk. 5] (the prior filing of a cash collateral motion or a MOR do not comply with the Court's requirement).

The Court is inclined to sanction Debtor's counsel \$50.00 for the late filing.

The Court will set the following dates/deadlines:

1. Deadline to file a Plan and Disclosure Statement: March 3, 2017 as proposed by Debtor in the status report [Dk. 47].
2. Deadline to file objections to claims and avoidance actions: March 31, 2017 [Note: Debtor proposed March 3, 2017 in the status report; however, the Court will set March 31, 2017 as the date].
3. Debtor's counsel's employment application was denied for failure to follow all applicable local rules. Debtor's counsel is to file a new employment application by no later than January 31, 2017.

Appearances required.

<b>Party Information</b>
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**Thursday, January 19, 2017**

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**5C**

11:00 AM

**CONT... Victor Lamarr James**

**Chapter 11**

**Debtor(s):**

Victor Lamarr James

Represented By  
Andrew Moher

**United States Bankruptcy Court  
Central District of California  
Santa Ana  
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Courtroom 5C Calendar**

**Thursday, January 19, 2017**

**Hearing Room**

**5C**

11:00 AM

**8:16-14961 Raven Estates, LLC**

**Chapter 11**

**#11.00**

STATUS CONFERENCE Hearing RE: (1) Case Management Conference And  
(2) Requiring Status Report  
(Petition filed 12/516)

Docket 5

**\*\*\* VACATED \*\*\* REASON: OFF CALENDAR; ORDER  
REASSIGNING CASE TO JUDGE ERITHE A. SMITH ENTERED ON 12-  
12-16 [Docket No. 18]**

**Tentative Ruling:**

- NONE LISTED -

<b>Party Information</b>
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**Debtor(s):**

Raven Estates, LLC

Represented By  
Andrew Phan